

**TOWN OF ROCKY HILL  
PLANNING AND ZONING COMMISSION  
MEETING OF MAY 20, 2015**

**CALL TO ORDER**

Chairman Desai called the Wednesday, May 20, 2015, meeting to order at 6:30 p.m. in the Town Council Room, Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, Connecticut.

Present: Dimple Desai, Chairman  
Kevin Clements, Vice Chairman  
Victor Zarrilli, Secretary  
Giuseppe Aglieco  
Carmen D'Agostino

Alternate: William O'Sullivan  
Sean Hussey

Also Present: Kimberley A. Ricci, Town Planner/ ZEO /Special Constable

Absent: Michael Casasanta

**1. PUBLIC HEARING(S)**

**A. Special Permit/Site Plan Application for Still Hill Brewery, LLC seeking approval for a packaging Micro Brewery of approximately 4,200 sq. ft. including an accessory tap room in the Shunpike Business Center, Building C, Units 8 & 9; Property located at 1275 Cromwell Ave., in Rocky Hill, CT., in a BP - Business Park Zoning District, ID# 20-011;**

**Mr. Scott Barbanel, Founder, President and Head Brewer of Still Hill Brewery, 1275 Cromwell Avenue** addressed the Commission. They are a packaging microbrewery seeking to begin operations, including producing, packaging and distributing their own beer and opening a tap room for the public to try the beer. They believe this is a suitable location for their operation as it is in the BP-Business Park Zone. The name, Still Hill comes from brandy stills that were built on the hills of South Glastonbury right above the Rocky Hill/Glastonbury Ferry.

There will be no exterior modifications to the building. There will be no impacts to any residential neighborhoods. The brewery will occupy 4,200 sq. ft., with 1,200 sq. ft. being used for the tap room. The building has the necessary utilities already in place. They have suitable access to and from their location via Route 3/Cromwell Avenue. There will only be about 3 employees initially and Tap Room hours will not be during normal daily business hours. Therefore they don't believe their operation will adversely affect the safety of traffic on the roadways.

There are 8 dedicated spaces for their location with additional undedicated open parking for the whole development. Since the Tap Room will be open on off hours, they don't see any issues with parking. There will be no adverse impacts to the drainage system. There will be two primary waste streams, one being the solid waste, which includes spent grains. The spent grains are feed stock, which will be donated to local farmers for their livestock. The cooling water is recaptured and reused. All other water used to rinse clean and sanitize the brewing vessels will go down drains. They will have a very small impact on the downstream waste facility.

As far as their long-term viability, Mr. Barbanel said he is dedicated and passionate about producing good beer. This market is really starting to blossom and is being embraced by people. They have received many positive responses to their beers and they are very optimistic about their future.

Mr. Barbanel said he believes his proposal is in compliance with the Zoning Regulations and the Plan of Conservation and Development.

### **Public**

No public comment.

### **Commissioner Comments/Questions**

Commissioner O'Sullivan asked if they are in operation currently. Mr. Barbanel said they are not because they are still in the permitting process with the Federal and State authorities. He is hoping to be operational by November. Commissioner O'Sullivan asked about Mr. Barbanel's experience. Mr. Barbanel said he started as a home brewer and since then he has become a certified beer judge and received a degree in brewing. Commissioner O'Sullivan asked if the spent grain has sufficient nutrients to be used as livestock feed. Mr. Barbanel said it is common practice to pass the grain on to farmers. Farmers will pick the barrels of grain up at the brewery.

Commissioner D'Agostino asked how often deliveries will be made to the site. Mr. Barbanel said initially box trucks will deliver about once a month. The primary ingredient is water; the second main ingredient is the grain. All storage will be within the building. Commissioner D'Agostino asked about the hours of operation of the Tap Room. Mr. Barbanel said initially it will be open from 5:00-8:30 p.m. on Fridays and noon-6:00 p.m. on Saturdays.

Vice Chairman Clements asked how the Tap Room would be set up. Mr. Barbanel said they will have some tables and a sitting area and a bar area with taps. There will be no televisions because this will not be a bar. Vice Chairman Clements asked if they would have any outdoor seating. Mr. Barbanel said that is not part of their plan; it would be strictly indoor service.

Commissioner Zarrilli asked about signage. Mr. Barbanel said they have two spots for signage, one will designate the Tap Room entrance and the other is the employee entrance. Commissioner Zarrilli asked about the odors. Mr. Barbanel said there are aromas, but he feels they are pleasant odors. Any sulfur-like odors will not be detectable once they leave the facility.

Commissioner Zarrilli asked about distribution. Mr. Barbanel said for the first few years they will self-distribute, which is allowed by law, using pickup trucks and SUV's. There will be minimal traffic impacts. As they grow they will eventually have to use a distributor for their deliveries, probably once every one or two weeks.

Commissioner Aglieco asked about the location of dumpsters. Mr. Barbanel said they have shared dumpsters but they don't anticipate a large amount of solid waste going into the dumpsters.

Commissioner Hussey asked about the anticipated workforce. Mr. Barbanel said initially it will be friends and families volunteering and all work will be after normal business hours. As they grow, they will have approximately 8-10 people by year 5. Commissioner Hussey asked how many people the Tap Room would seat. Mr. Barbanel said the occupancy is 57 including employees. Commissioner Hussey was concerned that they may not have enough parking for that number of customers. Mr. Barbanel said there are lots of spaces available for buildings that haven't been built yet.

Chairman Desai asked about the permitting process. Mr. Barbanel said they are in the process of applying for their Federal Permit; they have an application in to the Tax and Trade Bureau. This process can take 3 to 4 months. They can't continue with the State Permit until the Federal Permit has been approved. The equipment is scheduled to ship in July. They are also in the process of getting their State Distributer's License from the Revenue Department.

**A MOTION was made by Vice Chairman Clements to close the public hearing for Special Permit/Site Plan Application for Still Hill Brewery, LLC seeking approval for a packaging Micro Brewery of approximately 4,200 sq. ft. including an accessory tap room in the Shunpike Business Center, Building C, Units 8 & 9; Property located at 1275 Cromwell Ave., in Rocky Hill, CT., in a BP - Business Park Zoning District. Motion was seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.**

**B. Special Permit/Site plan Application for Dance Art Project, Inc, seeking approval for a dance school of approximately 4, 200 sq. ft. in the Shunpike Business Center, Building B, Units 10 and 11; Property located at 1275 Cromwell Ave., in Rocky Hill, CT., in a BP - Business Park Zoning District, ID# 20-011;**

**Mr. Mick Malik of Dance Art Project** addressed the Commission. He would like to combine his two locations, currently in Enfield and East Hartford, into one studio in Rocky Hill. They are not proposing any changes to the outside of the building, just interior cosmetic changes. There will be two signs and will be similar to the other signs in the industrial park. They will not have any environmental impacts. There is adequate parking for the business employees and clients. They will also be selling some dance products, such as dance shoes or dancewear.

**Public**

No comments from the public.

### **Commissioner Comments/Questions**

Commissioner Aglieco asked about the hours of operation. Mr. Malik said they would be open from noon to 10 p.m.

**A MOTION was made by Commissioner Zarrilli to close the public hearing for Special Permit/Site plan Application for Dance Art Project, Inc, seeking approval for a dance school of approximately 4, 200 sq. ft. in the Shunpike Business Center, Building B, Units 10 and 11; Property located at 1275 Cromwell Ave., in Rocky Hill, CT., in a BP - Business Park Zoning District. Motion was seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.**

## **2. CALL TO ORDER**

Chairman Desai called the regular meeting to order.

## **3. PUBLIC**

**Mr. Sean Warden of Signorama** is asking to be added to the Agenda representing Mr. Peter D'Addio of Commercial Service Realty. He is proposing to install a sign at 154 New Britain Avenue, which is above the 8' height limit for free standing signs. They need to increase the height of the signs because of the grade of the parking lot at the entrance. If a vehicle is parked in the first space, the sign is blocked so they are asking to raise the sign 3'6" higher. This will allow for better visibility as you enter and exit the site.

Commissioner Zarrilli would have liked the Property Owner to have been present to make this presentation and answer questions.

**A MOTION was made by Commissioner Zarrilli to add item 6.D. to the Agenda, Application to install 3 signs at 154 New Britain Avenue at a height of 12'. Motion was seconded by Vice Chairman Clement. All were in favor, MOTION CARRIED UNANIMOUSLY.**

Mrs. Ricci said she received a memo from Mr. Ray Carpentino, Director of Economic Development asking that the Commission add to the Agenda, **Discussion of Proposed Zoning Text Amendment to allow Light Manufacturing**

**A MOTION was made by Commissioner Zarrilli to add to the Agenda, item 6. E., Discussion of Proposed Zoning Text Amendment to allow Light Manufacturing. Motion was seconded by Commissioner Aglieco. 4 were in favor (Desai, D'Agostino, Zarrilli, Aglieco), one opposed (Clements), MOTION CARRIED.**

**Mr. Krista Mariner of 58 Farms Village Road** asked that the Commission finish updating the POCD first before doing something “so drastic” as adding a Zoning text amendment adding a new zone to the Regulations.

#### **4. ADOPT AGENDA**

**A MOTION was made by Commissioner Zarrilli to adopt the Agenda as amended. Motion was seconded by Commissioner D’Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.**

#### **5. CONSENT AGENDA**

**A MOTION was made by Commissioner Zarrilli to approve the Consent Agenda. Motion was seconded by Commissioner D’Agostino. Four were in favor (Desai, D’Agostino, Zarrilli, and Aglieco) one abstention (Clements), MOTION CARRIED. The following items were approved on the Consent Agenda:**

- A. Minutes of March 18, 2015;**
- B. Minutes of March 24, 2015;**
- C. Minutes of April 22, 2015;**

#### **6. AGENDA ITEMS**

- A. Site Plan Application, Pratt & Whitney, Division of United Technologies Corporation, for sediment remediation project of approximately 480 cubic yards of sediment within Dividend Brook and associated restoration work for property located to the rear of 60 Belamose Avenue and property of the Town of Rocky Hill, CT, ID#18-088 and ID#18-089;**

**Mr. Chris Winter of Loureiro Engineering** addressed the Commission representing UTC for the removal of the zinc impacted sediment from Dividend Brook. He gave a brief summary of the project, which was recently approved by the Wetlands Commission.

Commissioner Zarrilli asked what they plan to do with the contaminated sediment. Mr. Winter said it will be removed and disposed of offsite. The material will be characterized before being removed.

Commissioner Aglieco asked if the water will need to be diverted. Mr. Winter said one area, which is about 160 sq. ft., will be surrounded with a trench box. The larger area of about 8,500 sq. ft. will require a bypass channel. The channel will be built then an upstream dam will be created to divert the water to that channel. Once the area is dewatered, they can begin excavating the contaminated material. This work will take place during low flow periods, probably between July and September.

A MOTION was made by Commissioner Zarrilli to approve the Site Plan Application, Pratt & Whitney, Division of United Technologies Corporation, for sediment remediation project of approximately 480 cubic yards of sediment within Dividend Brook and associated restoration work for property located to the rear of 60 Belamose Avenue and property of the Town of Rocky Hill, CT, including all staff comments. Motion was seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY. (Commissioner O'Sullivan voted for Vice Chairman Clements, who recused himself.)

**B Special Permit/Site Plan Application for Still Hill Brewery, LLC seeking approval for a packaging Micro Brewery of approximately 4,200 sq. ft. including an accessory tap room in the Shunpike Business Center, Building C, Units 8 & 9; Property located at 1275 Cromwell Ave., in Rocky Hill, CT., in a BP - Business Park Zoning District, ID# 20-011;**

A MOTION was made by Vice Chairman Clements to approve the Special Permit/Site Plan Application for Still Hill Brewery, LLC seeking approval for a packaging Micro Brewery of approximately 4,200 sq. ft. including an accessory tap room in the Shunpike Business Center, Building C, Units 8 & 9; Property located at 1275 Cromwell Ave., in Rocky Hill, CT., in a BP - Business Park Zoning District including all staff comments. Motion was seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

**C. Special Permit/Site plan Application for Dance Art Project, Inc., seeking approval for a dance school of approximately 4, 200 sq. ft. in the Shunpike Business Center, Building B, Units 10 and 11; Property located at 1275 Cromwell Ave., in Rocky Hill, CT., in a BP - Business Park Zoning District, ID# 20-011;**

A MOTION was made by Vice Chairman Clements to approve the Special Permit/Site plan Application for Dance Art Project, Inc., seeking approval for a dance school of approximately 4, 200 sq. ft. in the Shunpike Business Center, Building B, Units 10 and 11; Property located at 1275 Cromwell Ave., in Rocky Hill, CT., in a BP - Business Park Zoning District including all staff comments. Motion was seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

**D. Application to install 3 signs at 154 New Britain Avenue at a height of 12'**

Mr. Sean Warden of Signorama addressed the Commission representing the Property Owner. He said the sign board has a roof on it which brings it to 13.6'. Mrs. Ricci pointed out that the sign, including the roof, cannot be higher than 12' or they would need to get approval from the ZBA. Mr. Warden said he could adjust the sign height not to exceed the 12'. They are proposing 3 signs, one for each of the three buildings.

Vice Chairman Clements asked if the sign could be made shorter so that they wouldn't need a special permit. Mr. Warden said they tried but if it is smaller, it impairs the site lines. They are also trying to have the signs match for all three buildings.

The additional height allows for a better site line from the ground to the bottom of the sign. Because of the additional height of the sign, they have changed the sign from wood to steel.

Chairman Desai asked if they planned to have any temporary signs on the property. Mrs. Ricci said temporary signs must be approved on a case by case basis.

Commissioner Zarrilli said he was concerned that they weren't working off of an approved plan and he wondered if there should be 3 separate applications since the area asking for a special permit for three different signs. He also said he thinks they need more time to look at the Regulations before deciding on this application the same night they receive it. He would also like to hear from the Property Owner.

**A MOTION was made by Commissioner Zarrilli to table the Application to install 3 signs at 154 New Britain Avenue at a height of 12'. Motion was seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.**

#### **E. Discussion of Proposed Zoning Text Amendment to allow Light Manufacturing**

Mrs. Ricci read into the record the request for the Proposed Zoning Text Amendment to allow for Light Manufacturing. The Commission is asked to decide if these proposed changes are something the Commission would like to entertain either now or in the future. If the Commission were to decide to go forward with the changes they would need to hold a public hearing.

Vice Chairman said he is not in favor of the proposed changes. They are in the process of updating the POCD and any changes to the Regulations should not be done "piece meal". Commissioner O'Sullivan suggested discussing this further at the next POCD meeting. Most Commissioners agreed this may be something they might consider, but they were in favor of completing the POCD update first.

**A MOTION was made by Vice Chairman Clements to add the Discussion of Proposed Zoning Text Amendment to allow Light Manufacturing to the POCD Meeting Agenda. Motion was seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.**

#### **7. ANY OTHER BUSINESS**

Due to staffing changes, Frank Kelley is strictly doing Fire Marshall duties and Mrs. Ricci is now the Zoning Enforcement Officer.

## **8. COMMUNICATIONS**

The State of Connecticut DOT sent correspondence regarding Town Center West, with respect to the bond posting and 29 conditions for this project.

There was an article in the paper about Glastonbury enacting Regulations concerning the raising of chickens. The Commission may want to look at these Regulations because there was a resident who came before this Commission last year asking that Rocky Hill create some regulations related to this topic.

The Town Manager asked Mrs. Ricci to seek quotes for Regulations updates. They have a \$25,000 line item in the budget for these updates. Planimetrics submitted a draft proposal in the amount of \$25,000 for the Commission to review. It could be added to the next Agenda following the POCD update, for Commissioner comments.

**A MOTION was made by Vice Chairman Clements to add discussion and possible approval of the Planimetrics Draft Proposal in the amount of \$25,000 for the update of the Town Zoning Regulations. Motion was seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.**

## **9. APPROVE BILLS**

**A. Planimetrics Invoice #1110 for \$3,195.80;**

**A MOTION was made by Commissioner Zarrilli to approve Planimetrics Invoice #1110 for \$3,195.80. Motion was seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.**

## **10. ADJOURN**

**A MOTION was made by Commissioner Zarrilli to adjourn the meeting at 8:10 p.m. Motion was seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.**

Respectfully submitted,

Eileen A. Knapp  
Recording Secretary